126.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	845,200	/	845,200
USE VALUE:	845,200	/	845,200
ASSESSED:	845,200	/	845,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRECHETTE MARTIN
Owner 2:	GAUDET SUZANNE
Owner 3:	
Street 1:	115 WILDWOOD AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEOHAN MARIANNE E -
Owner 2:	JOHNSON VIRGINIA M -
Street 1:	115 WILDWOOD AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Stucco Exterior and 1936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4590.000	338,700	4,600	501,900	845,200
Total Card	0.105	338,700	4,600	501,900	845,200
Total Parcel	0.105	338,700	4,600	501,900	845,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.57 | /Parcel: 436.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	80771
GIS Ref	
GIS Ref	
Insp Date	11/17/17

!9728!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 126.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,700	4600	4,590.	501,900	845,200		Year end	12/23/2021
2021	101	FV	328,500	4600	4,590.	501,900	835,000		Year End Roll	12/10/2020
2020	101	FV	328,500	4600	4,590.	501,900	835,000	835,000	Year End Roll	12/18/2019
2019	101	FV	250,300	4600	4,590.	529,800	784,700	784,700	Year End Roll	1/3/2019
2018	101	FV	248,400	4600	4,590.	390,400	643,400	643,400	Year End Roll	12/20/2017
2017	101	FV	248,400	4600	4,590.	373,700	626,700	626,700	Year End Roll	1/3/2017
2016	101	FV	248,400	4600	4,590.	345,800	598,800	598,800	Year End	1/4/2016
2015	101	FV	242,400	4600	4,590.	290,000	537,000	537,000	Year End Roll	12/11/2014

PRINT	
Date	Time
12/30/21	09:31:42

LAST REV	
Date	Time
03/22/18	16:20:22
apro	

USER DEFINED

Prior Id # 1:	80771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEOHAN MARIANNE	35870-624		7/11/2002		450,000	No	No		
	16428-3		9/1/1985		23,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2017	596	Solar Pa	2,772	C				
4/29/2016	546	Re-Roof	11,087	O				reroof
6/21/2012	769	Manual	15,000					INSTALL 1 A/C SYST
10/10/2006	861	Porch	25,000			G8	GR FY08	build rear porch i
11/19/2003	996	Redo Kit	12,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	HS	Hanne S
7/17/2012	Info Fm Prmt	BR	B Rossignol
12/5/2008	Meas/Inspect	372	PATRIOT
8/31/2005	Permit Visit	BR	B Rossignol
11/14/2002	MLS	MM	Mary M
10/24/2000	Hearing N/C	201	PATRIOT
12/16/1999	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4590		Sq. Ft.	Site		0	90.	1.22	10									501,929						501,900	

Total AC/HA:	0.10537	Total SF/SM:	4590	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	501,929	Spl Credit		Total:	501,900

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32654643
Const Adj.:	1.01089883
Adj $ / SQ:	174.331
Other Features:	83680
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416070
Depreciation:	77389
Depreciated Total:	338681

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

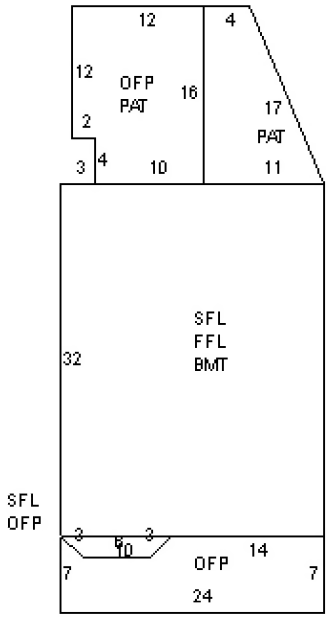
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.33
Special Features:	0	Val/Su Net:	113.81
Final Total:	338700	Val/Su SzAd	218.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	784	174.330	136,675
BMT	Basement	768	69.300	53,220
FFL	First Floor	768	174.330	133,886
OFP	Open Porch	352	21.420	7,539
PAT	Patio	304	3.520	1,071

Net Sketched Area:	2,976			Total:	332,391
Size Ad	1552	Gross Area	2976	FinArea	1936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1930	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc